

**PB# 73-28**

**Mafre Realty Corp.**

Mayer Realty Co 73-28

filed with T.C. AM  
9:15  
9/13/73  
D.D.

# GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 1585

Received of Planning Board - Sept 13 19 73  
Maple Realty Corp. \$ 285-<sup>00</sup>/<sub>100</sub>  
Two hundred Eighty Five and <sup>00</sup>/<sub>100</sub> Dollars  
For Sub-Division Dec. Park Hill Dr.

## DISTRIBUTION:

FUND	CODE	AMOUNT

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

Town Clerk  
TITLE

BY Dorothy S. Dinkley Deputy

Co. File No. 22-47-N

The following action was taken by the

Town of New Windsor Planning Bd.

Regarding the subdivision

Application of MAPLE

On \_\_\_\_\_  
(Date)

- ☐ Approved  
☐ Approved Subject to  
County Recommendations  
☐ Denied

(Signature of Local Official)

County Action Approved

This card must be returned to the Orange County Planning Dept. within  
7 days of local action.

**NOTICE OF HEARING**  
**Town of New Windsor**  
**Planning Board**

PLEASE TAKE NOTICE that the Planning Board of the Town of New Windsor, Orange County, New York, will hold a public hearing pursuant to Section 276 of the Town Law on the application of Maïre R. Kelly for an IT lot subdivision on premises located on Park Hill Drive, bounded on the East by Park Hill Drive and John J. & Justine Schwer on the East and on the South by Epiphany Apostolic College, and on the West by Michael T. & Dorothy Burns, Elliott J. & Anne Starr, Richard B. & Felicia G. Graham, Victor V. & Irene DiCesare, Arthur E. & Barbara R. Walsh, Lawrence J. & Margaret D. Cloutier and Jean Levinson in the Town of New Windsor.

Said hearing will be held on the 8th day of March 1972, at the Town Hall, 555 Union Ave., New Windsor, New York, at 8:30 P.M., at which time all interested persons will be given an opportunity to be heard.

BY ORDER OF THE PLANNING BOARD OF THE TOWN OF NEW WINDSOR  
 JOSEPH TALLARICO  
 Chairman  
 WILLIAM J. BERGSTROM JR.  
 Dated: Feb. 21, 1972  
 Pgs. 22

State of New York  
 County of Orange, ss:

Hugh V. Nocton, being duly sworn deposes and says that he is .....Principal Clerk..... of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published .....  
 One Time

.....  
 in said newspaper, commencing on the.....22nd.....day of  
 February.....A.D., 19 72, and ending on  
 the.....22nd.....day of February.....A.D., 19 72

Subscribed and sworn to before me this  
 22nd day of February 19 72

*Hugh V. Nocton*  
*Chairman*

Notary Public of the State of New York, County of Orange.  
 MY COMMISSION EXPIRES MARCH 30, 19 72





BERNARD KESSLER, P.E.  
*Consulting Engineer*  
6 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977

914 356-0217

January 24, 1972

Town of New Windsor Planning Board

Re: Mafre Realty Co.

There are no engineering objections to this preliminary subdivision, however this will aggravate still further the problem of traffic at the intersection of Park Hill Drive and Union Avenue. As suggested in my review of Park Hill, Section 4, the possibility of having a traffic light installed at this intersection should be given top priority by the Town, particularly since the Nuwin Subdivision will also create additional traffic in this immediate area.

*Bernard Kessler*

Date 1/7/72

Application No. 73-28

APPLICATION FOR SUBDIVISION APPROVAL  
Town of New Windsor, Orange County, N.Y.

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision Park Hill (Maple)
2. Location Park Hill Drive & Orange Ave
3. Acreage 4.66 4. Number of lots 12 5. Zoned R-B
6. Name & address of subdivider Maple Realty Co.  
Windsor, N.Y.
7. Name & address of record owner of land Maple Realty Co.
8. Present and intended uses Vacant land - Homes

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision, the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant William J. Westwood Jr.

agent for  
Maple Realty

Preapplication approval \_\_\_\_\_

Preliminary approval \_\_\_\_\_

Final approval 9/12/73

final approval 9/12/73  
Adopted 10/5/70

P/B



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor  
Theodore F. Marsden  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8800

December 10, 1973

Mr. Patrick Freer  
Dogwood Hills  
Newburgh, New York 12550

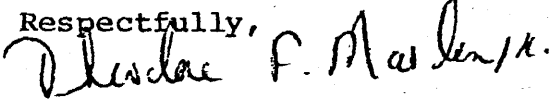
RE: Parkhill Subdivision-Sec.3

Dear Mr. Freer:

This will acknowledge receipt of \$760.00 for Inspection Fees for Water and Sewer facilities in the above mentioned subdivision. The Town is awaiting a copy, an original or certified duplicate of the Letter of Irrevocable Credit which was mentioned in a letter of November 22, 1972 from the Marine Midland Bank by Mr. Gordon E. Fitzgerald. The Town is unable to find any copy of this Letter of Credit that they mentioned they were drafting.

We would appreciate filing a copy of this with the Town Clerk so that we can authorize the inspection of these facilities.

I wish to thank you for your cooperation in this matter.

Respectfully,  
  
THEODORE F. MARSDEN  
Supervisor

TFM/km  
cc: Town Clerk  
Planning Bd. ✓  
Comptroller  
Kartiganer Engrs.  
James Loeb, Esq.

ORANGE COUNTY DEPARTMENT OF HEALTH  
Division of Environmental Health  
CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

To: **Mafre Realty Corp.**  
**Fostertown Road**  
**Newburgh, New York 12550**

August 7, 1973

The Orange County Department of Health certifies that a realty subdivision map entitled Park Hill Section #3 (~~T, XXX~~ New Windsor) showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total Area 4.7 ± Acres No. of Lots 11, Size Approx. 0.4 acres

Soil Description MA. (Public Water & Sewage)

Ground Water Depth \_\_\_\_\_ Date Determined \_\_\_\_\_

Water Supply Town of New Windsor Public Water Supply

Sewage Disposal Town of New Windsor Sewage Disposal Facilities

The owner intends to build houses on the subdivision

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. That the proposed facilities are installed in conformity with said plans.
2. That no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. That the purchaser of a lot sold without ~~sewage disposal & water supply~~ facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.

*Planning  
Board*



M.J. Schleifer, P.E.  
Assistant Commissioner

cc 1/13  
8/1/73  
Life

MAFRE REALTY CORP.  
DOGWOOD HILLS  
NEWBURGH, N. Y. 12550

August 8, 1973

Mr. Joseph Vesely  
Supt. of Highways  
Town of New Windsor  
New Windsor, N. Y. 12550

Dear Mr. Vesely;

I recently received a copy of your letter to Supervisor Marsden regarding the drainage ditch running through our property in Park Hill.

We hope to proceed with construction in that area as soon as possible and I would be happy to discuss the situation with you or you and the Supervisor at your earliest convenience.

Feel free to call me at home, 562-7423, if you would care to. I can usually be reached readily in late afternoon or evening.

Thanking you for your attention to this matter, I am,

Very truly yours,

MAFRE REALTY CORP.



Patrick E. Freer  
President

cc: Mr. Marsden

JOSE' CAMALLONGA, JR., P.E.  
VINCENT J. DOCE, L.S.  
BOX 2252  
NEWBURGH, N. Y .12550  
JANUARY 24, 1973

Town of New Windsor Planning Board  
Town Hall  
New Windsor, N. Y.

Attn: Mr. Joseph Tallarico, Chairman

Dear Sir:

Attached please find 2 prints each of upgraded plans as requested in attached letter from Planning Board Consultant Bernard Kessler, P.E., dated March 5, 1972.

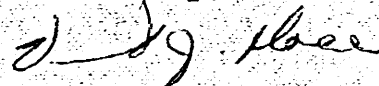
Mr. Kessler's item #1 - This has been done.  
" " " #2 - " " " "  
" " " #3 - " " " "  
" " " #4 - " " " "  
" " " #5 - " " " "  
" " " #6 - Mr. Jose' Camallonga, Jr. is presently doing this.  
" " " #7 - This has been done.  
" " " #8 - This has been done, as per plans of Park Hill Section 4 which were made available to us at Town Hall.

In addition, there is letter from Marine Midland Bank attached, which confirms Irrevocable Letter of Bonding Credit in amount of \$19,000, as stipulated by Mr. Kessler's estimate which is also attached hereto.

Will you be kind enough to advise us if we can now have the final approval stamp on our tracings.

Thank you for your time and consideration.

Sincerely,



Vincent J. Doce

CC: Mr. Bernard Kessler, P.E.  
encl: 2  
VJD/nld

BERNARD KESSLER, P.E.  
Consulting Engineer  
6 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977

914 356-0217

March 5, 1972

Town of New Windsor Planning Board  
Re: Mafre Realty Co.

The following changes and additions must be provided prior to ~~final~~ approval.

PRELIMINARY

1. Change the zone from RA to RB.
2. Add manholes at the ends of the new sewer lines.
3. Indicate hydrant and blowoff on water extension.
4. Provide drainage easements along rerouted stream.
5. Provide sanitary and road profiles.
6. File necessary forms with Health Department for water and sewer extensions.
7. Change the street name from Stacey Lane to Park Hill Drive since it is a direct continuation of Park Hill.
8. Street is to be paved to the same specifications as Section 4 of Park Hill, however curbs are to be provided and width of pavement is to be 30' to coordinate with probable future widening of existing Park Hill Drive and extension of same through Epiphany College.

*Bernard Kessler*

BERNARD KESSLER, P.E.

Consulting Engineer

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

914 356-0217

March 20, 1972

Town of New Windsor Planning Board

Re: Mafre Realty Co. (Park Hill - Section 3)

As Engineer for the Planning Board of New Windsor, I hereby recommend the following as the amount to be bonded for improvements in the Subdivision of Lands of Mafre Realty Co.

Sanitary Sewers

360 LF. 8" A.C. pipe	@ \$ 6.00	\$ 2160	2160
2 manholes	@ 300.00	600	

Water Service

500 LF. 6" A.C. pipe	@ 5.50	2750	3400
1 - hydrant	@ 400.00	400	
1 - 6" gate valve	@ 250.00	250	

Storm Drains

50 L.F. 18" C.M.P.	@ 10.00	500	500
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Roads

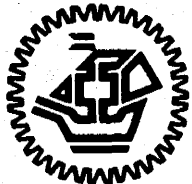
1100 L.F. curbs	@ 2.75	3025	
1850 sq. yds 4" penetration	@ 1.80	3330	11560
1850 sq. yds. 1½" binder	@ 1.60	2960	
1850 sq. yds. 1" surface	@ 1.10	2035	
7 monuments	@ 30.00	210	

Total.....\$18,220

Recommended Bond.....\$19,000

Bernard Kessler





# MARINE MIDLAND

BANK OF SOUTHEASTERN NEW YORK, N. A.

17 South Broadway, Nyack, New York 10960

*File in Park Hill*

November 22, 1972

Town of New Windsor  
New Windsor  
New York 12550

Gentlemen:

Please be advised that we are in the process of issuing a Irrevocable Letter of Credit on behalf of Mafre Realty Corp. in the amount of \$19,000.00 under the following terms:

As Improvements are installed by Mafre subject to approval of the water, sanitary, or road superintendant, the town shall reduce this amount from the Letter of Credit outstanding at that time. In the event improvements are not completed within one year, Mafre authorizes the town upon ten days notice to complete said improvements, and draw against the Letter of Credit for the cost incurred.

The Letter of Credit is issued by our New York Bank and will be in your hands in a few days. If you have any questions, please give me a call.

Very truly yours,

*Gordon E. Fitzgerald*  
Gordon E. Fitzgerald  
Vice President

GEF/el

**WATER, SEWER, HIGHWAY REVIEW FORM:**

The maps and plans for the Site Approval Park Hill Well Site  
Subdivision ✓ as submitted by Maple Realty  
for the building or subdivision of \_\_\_\_\_  
has been reviewed by me and is approved \_\_\_\_\_ disapproved X

If disapproved, please list reason.

*Will be approved if Hydrant is  
put in Circle*

*Maple*

\_\_\_\_\_  
**HIGHWAY SUPERINTENDENT**

*Joseph Craig*

\_\_\_\_\_  
**WATER SUPERINTENDENT**

\_\_\_\_\_  
**SANITARY SUPERINTENDENT**

AGENDA FOR THE REGULAR MEETING OF THE NEW WINDSOR  
PLANNING BOARD

March 8, 1972, Town Hall  
New Windsor, New York

RE: MAFRE REALTY PUBLIC HEARING:

8:00 p.m.

The meeting was called to order by Mr. Joseph Tallarico, Chairman at 8:00 p.m.

First: The Secretary read a Notice to the people.

Second: Mr. Tallarico stated that 26 out of 30 Registered Letters sent to the public were received.

Third: Mr. Vincent Doce, Town Engineer, proceeded to explain the plan for the subdivision; he stated that his business was to advise the people and answer any questions they may have concerning the same, and he continued as follows:

"The plan is to develop the 11 lot subdivision at the end of Park Hill Drive, towards the westerly line of Ona Lane, Group C-municipal sewage. This subdivision consists of 12,000 square feet; 90 feet minimum frontage, 100 feet in depth and containing 4.67 acres of land, consisting of 11 lots; 5 on the east and 6 on the west sides."

Mr. Doce continued to state that the name of the new road would be Ona Lane, an extension of the existing road, the proposed name Stacy Lane, having been denied. The smallest plot would consist of 1,500 feet, greater than the minimum of 1,200 feet; the largest lot being 16,000 sq. ft., average lots being 13,500 square feet. All lots have a frontage greater than 100 feet with the exception of

page 2.

lots 8 and 4. Lot 4 contains 95 feet of frontage and lot 8 contains 90 feet of frontage. Municipal water and sewage lines will run westerly on Park Hill Drive. The water lines on Park Hill Drive stream through property near the westerly line, to Epiphany College.

The plan is to build houses in the \$35,000 bracket. Most of them \$30,000, and some as much as \$40,000. They will be contemporary in design and will be marked by the developer.

THE BOARD OPENS:

Mr. Tallarico read a letter from the Department of Planning which stated that the Sanitation Superintendant and the Highway Department approved of the development.

QUESTIONS OPEN TO PUBLIC:

1. Larry Clautia  
45 Ona Lane

Mr. Clautia's question was directed to Mr. Doce regarding the drainage of the new area; and how it would affect his land. He said he wanted absolutely no drainage on his land and requested that a guarantee (on record) be given by Mr. Doce.

Mr. Doce guaranteed that no drainage would affect his land nor the land of any other homeowner in the area.

2. Leonard Copans  
43 Park Hill Drive

Complained about the congestion of roads due to the new development. He wanted to know if a new road would be built

page 3.

and also wanted to know if the builder would pay for the sewage or would the Town have to pay?

Mr. Doce replied: all improvements are paid by the developer. In reference to the new road, there is no exit as yet. He continued that this was a small project and not much could be done about the construction of a new road. He said they already brought a cul-de-sac into Epiphany College property, and there is little they can do to provide for an exit.

Mr. Copans: Said that congestion is a greater threat and that provisions should be made for another exit from the development. He is not concerned with the development; he is mainly concerned about the hazardous traffic conditions.

Mr. Doce: Feels that the present road is adequate to accommodate 41 new homes.

Copans: Is in favor of the development only if a new road is built.

3. Mr. William Lahey  
2 Knox Drive

Do new houses have easement of right of way to Temple Hill Road?

Mr. Tallarico: there is a 16 ft. to 30 ft. easement. No road runs to Temple Hill Road.

4. Dr. Sheldon Wasserman  
Park Hill Drive

Is against planning of the whole thing. He wanted to know

page 4.

new road. He also agrees with the development.

Mr. Tallarico: Read a letter to Mr. Peterson from Mr. James C. Wright regarding the intersection. Said coming out from Park Hill Drive is bad and he wants traffic controlled.

Tallarico: 40 homes are being built now. Concerning the 11 homes, there is still work to be done before they can be approved.

5. Mr. Stephen Brichter  
Park Hill Drive

Claims that with the additional homes, approximately 2 cars per home, (75 approximately using the same road), that they will all have to come from the same direction. Said that the road is not adequate for additional traffic. He sees nothing wrong with the development, but that something must be done about the road.

Dr. Wasserman: We are paying a certain amount for sewage. With the new people coming in, are they going to pay this? Will there be a reduction in the present homeowners' rates?

Mr. Petro: The new homeowners will pay the same amount.

Dr. Wasserman: Will the price go down?

Mr. Tallarico: Does not know.

6. Vincent Reale  
Ona Lane

Is not against the project. He's against the road.

if the property is being developed separately or is the Planning Board going to abide by the consensus.

Tallarico: The planning board goes by what is right and just.

Dr. Wasserman: Is concerned about the ingress and egress.

Tallarico: Do you feel that the additional homes will be hazardous?

Dr. Wasserman: Stated that with the additional 41 homes, drainage would be hazardous, more than at the present time. He is concerned about the drainage problem, Also every spring ther is a drainage problem and with the additional homes, it would worsen the condition.

Mr. Jargsdorff: Conditions are bad now?

Tallarico: Said a new road will be built as soon as Spring Comes.

Jargsdorff: Two people spoke of approval of a new road.

Dr. Wasserman: How is planning board going to make the decision about a new road?

Jargsdorff: That is determined by the road experts; The Superintendant of Highways said the road is ok, The County Said the Road is ok and the Engineer will testify that the road is ok. We have experts to advise.

Mr. Lahey: Agrees with others that there should be a

page 6.

Mr. Tallarico: Are there any more questions from the floor?

Mr. Britcher: We are just concerned about the road, there is only one way in and one way out. He feels that this is hazardous, he also said that the planning board should approach the problem in that way. He also said they must get another road.

Mr. Reale: Who should we approach with this problem.

Tallarico: It think this is a question for our attorney.

Mr. Stanton: Approach the board.

Mr. Doce: There should be another access.

Mr. Petro: Stated that a future road leading from Route 32 to Park Hill Drive and Temple Hill Road was proposed.

Tallarico: By building an access, more care would be involved.

Mr. Buchamp: Is concerned about the Fire department being able to enter. Wants a new road built.

Copans: Feels that roads are inadequate.

Mr. Kershel: Read Engineer's Report.

Copans: Will the Town pay for the road?

Tallarico: The Town has money from the contractor to pay for the road.



Mr. Brichter: When will the new homes be built? When will the 40 new homes be built?

Copans: Is it possible to condemn land from the school?

Tallarico: They were asked for 16 feet--it was turned down.

Copans: Could it be condemned?

Stanton: Remote Possibility.

Reale: Is the road owned by Epiphany College?

Tallarico: Believes it is.

Tallarico: Any more questions?

HEARING CLOSED:

Meeting adjourned at 9:00 p.m.

cc p/c  
ORANGE COUNTY LEGISLATURE

GOSHEN, NEW YORK 10924

Chairman--Henry G. Parry, Jr.

Clerk--Mary E. Earle

JAMES C. WRIGHT  
3 St. Anne Dr.,  
New Windsor, Box 881,  
Newburgh, N. Y. 12550

Legislator  
11th Legislative District

February 22, 1972

Alfred Peterson, Commissioner of Public Works  
P. O, Box 509  
Goshen, New York 10924

Dear Al:

The attached letter was sent to you on Sept. 23, 1971.

To date, I have not received a response to my request for a study of Traffic conditions on Union Ave. (County Road #69) in the vicinity of Park Hill Drive.

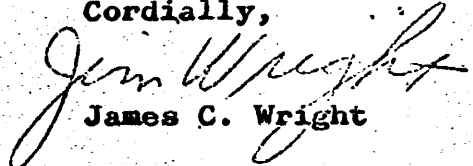
After having spoken to you on Wednesday, February 16, 1972, I received a copy of a letter sent to you on February 17, 1972 from the New Windsor Town Board requesting a similar study.

As both the Town Board, Planning Board and residents are anxious to find a solution to worsening traffic problems on Union Ave., I must now insist on your immediate attention to this matter.

I think you will agree that enough time has elapsed for you to thoroughly research the problems as previously described and offer us a proper solution.

I expect to hear from you soon.

Cordially,

  
James C. Wright

JCW:m  
Encl. 1

# ORANGE COUNTY LEGISLATURE

GOSHEN, NEW YORK 10924

Chairman—Henry G. Parry, Jr.

Clerk—Mary E. Earle

JAMES C. WRIGHT  
3 St. Anne Dr.,  
New Windsor, Box 881,  
Newburgh, N. Y. 12550

Legislator  
11th Legislative District

September 23, 1971

Alfred Peterson, Commissioner of Public Works  
P. O. Box 509  
Goshen, New York 10924

Dear Al:

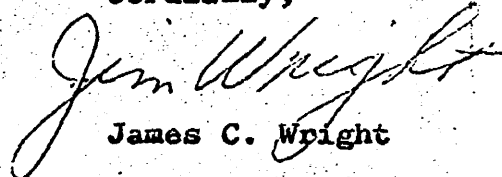
Over the past year, I have received several complaints regarding the intersection of Park Hill Drive and Union Ave. (County Road #69).

I would appreciate a study by your Department of traffic conditions in this area and your comments on the following proposed solutions:

1. Reducing the grade of Union Ave., West of Park Hill Drive in order to improve the line of sight.
2. Reducing the speed limit on Union Av. in the vicinity of Park Hill Drive.
3. Installing signs, a traffic light or other controls to insure vehicular and pedestrian safety.

As this matter is of vital concern to both New Windsor officials and residents, I urge your prompt attention to this matter.

Cordially,



James C. Wright

JCW:jmm

**WATER, SEWER, HIGHWAY REVIEW FORM:**

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision ☒ \_\_\_\_\_ as submitted by MAFRE REALTY CO.  
for the building or subdivision of PART HILL.  
has been reviewed by me and is approved ☒ disapproved \_\_\_\_\_

If disapproved, please list reason.

note.

I would recommend that this street  
be named Paul Hill Drive instead  
of Stacey Lane.

Joseph F. Vesely

**HIGHWAY SUPERINTENDENT**

\_\_\_\_\_  
**WATER SUPERINTENDENT**

\_\_\_\_\_  
**SANITARY SUPERINTENDENT**

**WATER, SEWER, HIGHWAY REVIEW FORM:**

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by Mafre Realty Co. \_\_\_\_\_  
for the building or subdivision of Mafre Realty Co. (Vincent Doce)  
has been reviewed by me and is approved yes disapproved \_\_\_\_\_

If disapproved, please list reason.

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**HIGHWAY SUPERINTENDENT**

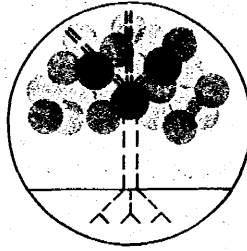
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**WATER SUPERINTENDENT**

*Alfred Craig*  
\_\_\_\_\_  
**SANITARY SUPERINTENDENT**

# Department of Planning

Peter Garrison, A.I.P., Commissioner  
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building  
Goshen, New York 10924  
(914) 294-5151

# County of Orange

Louis V. Mills, County Executive

February 22, 1972

Mr. Joseph Tallarico, Chairman  
Town of New Windsor Planning Board  
Park Hill Drive  
New Windsor, New York 12550

Re: Subdivision of Mafre -  
Park Hill Drive

Dear Mr. Tallarico:

We acknowledge receipt of the above subdivision. Pursuant to the provisions of Section 239, N, of the General Municipal Law, we have made our review and grant County approval.

Very truly yours,

Edwin J. Garling  
Deputy Commissioner of  
Planning

EJG:mj  
Enclosure



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

February 18, 1972

Mr. William Bergstrom  
Vincent J. Doce Associates  
Daran Park  
New Road  
Newburgh, New York 12550

RE: John Petro Property

Dear Mr. Bergstrom:

According to my records, the attached list of property owners are within the five hundred (500) feet of the area you inquired about.

The charge for this service is \$25.00. Please remit same to the Town Clerk, making the check payable to Town Clerk, Town of New Windsor,

Respectfully,

A handwritten signature in cursive script, reading 'Ellsworth E. Weyant'.

ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

EEW/pk

Enc.



1763

## OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

Mr. William Bergstrom  
John Petro Property

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

✓ Sebastian & Marie R. Cernigliaro  
313 McCabe Avenue  
Bradley Beach, New Jersey 07722

✓ Robert Thomas & Marian Fisher  
Ona Lane Ext.  
New Windsor, New York, 12550

✓ William J. Jr. & Phyllis Larkin  
32 Ona Lane  
New Windsor, New York 12550

⊙ Robert J. & Carrol S. Cory  
35 Ona Lane  
New Windsor, New York 12550

✓ Murray Rotwein  
1 Stern Drive  
Newburgh, New York 12550

⊙ Elliott L. & Anne Starr  
49 Ona Lane  
11.31 New Windsor, New York 12550

✓ Richard B. & Felicia G. Graham  
41 Ona Lane  
11.33 New Windsor, New York 12550

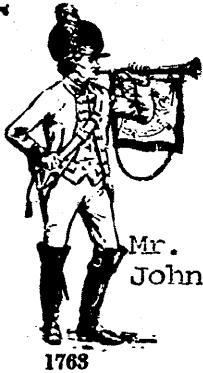
✓ Victor V. & Irene DiCesare  
43 Ona Lane  
11.34 New Windsor, New York 12550

✓ Arthur E. & Barbara R. Walsh  
47 Ona Lane  
11.35 New Windsor, New York 12550

/ Lawrence J. & Margaret D. Cloutier  
45 Ona Lane  
11.36 New Windsor, New York 12550

⊙ Jean Levinson  
39 Ona Lane  
11.37 New Windsor, New York 12550





OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Mr. William Bergstrom  
John Petro Property

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

- ✓  
1138 Michael T. & Dorothy Burns  
37 Ona Lane  
New Windsor, New York 12550
- ✓  
Edwin B. & Arlene D. Scott  
37 Park Hill Drive  
New Windsor, New York 12550
- ✓  
Sheldon & Rhea C. Wasserman  
39 Park Hill Drive  
New Windsor, New York 12550
- ✓  
Stephen H. & Patricia Brichter  
41 Park Hill Drive  
New Windsor, New York 12550
- ✓  
Kenneth G. Copans  
43 Park Hill Drive  
New Windsor, New York 12550
- ✓  
18 John J. & Justine Schwer  
45 Park Hill Drive  
New Windsor, New York 12550
- ⊙  
James J. & Ann Petrlak  
36 Park Hill Drive  
New Windsor, New York 12550
- ✓  
Carl D. & Beverly A. Ronsini  
38 Park Hill Drive  
New Windsor, New York 12550
- ✓  
Francis D. & Elsie M. Beacham  
40 Park Hill Drive  
New Windsor, New York 12550
- ✓  
Hugo & Emily Masciola  
42 Park Hill Drive  
New Windsor, New York 12550



OFFICE OF THE ASSESSOR

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555 Union Avenue  
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(914) 565-8808

Robert J. & Carol Cory  
35 Ona Lane  
New Windsor, New York 12550

✓ Robert A. Savage  
7 Ona Lane  
New Windsor, New York 12550

✓ William L. & Cynthia Sunderlin  
31 Ona Lane  
New Windsor, New York 12550

✓ Roland C. & Dolores R. Read  
29 Ona Lane  
New Windsor, New York 12550

✓ Arthur & Frances Freer  
28 Ona Lane  
New Windsor, New York 12550

✓ Vincent J. & Mary Reale  
27 Ona Lane  
New Windsor, New York 12550

✓ John T. & Phyliss P. Drennen  
22 Ona Lane  
New Windsor, New York 12550

✓ Spencer A. & Margaret M. DeGroot  
24 Ona Lane  
New Windsor, New York 12550

✓ Francis & Patricia A. Kearney  
Ona Lane 1  
New Windsor, New York 12550

✓ Epiphany College  
P.O. Box 390  
Newburgh, New York 12550



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

---

Mr. William Bergstrom  
John Petro Property

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

✓ Arthur O. Maharay  
RD4 Windsor Highway  
New Windsor, New York 12550

Respectfully submitted,

ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

# County of Orange

COUNTY CLERK'S OFFICE

Orange County Government  
Center



Goshen, New York 10924

CHARLES N. WINTERS  
County Clerk

Tel. (914) 294-5151

RICHARD E. RIKER  
Deputy County Clerk

Date October 4, 1973

Chairman of Planning Board  
Town of NEW WINDSOR

Dear Mr. Tallarico,

In compliance with the Town Planning Law, this is to notify you that the Plan of Subdivision for PARK HILL, SECTION #3 Town of New Windsor, dated \*May 5, 1972 and approved by you on Sept. 28, 1973, was filed in our office on October 1, 1973, as Map Number 3080 in Pocket 15 Folder A.

\* Last Revised on July 10, 1973

With kindest regards, I am

Very truly yours,

Charles N. Winters  
County Clerk

By: Shirley B. Hadden  
Chief Clerk



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

May 28, 1974

Alfred Cavalari, Esquire  
P.O. Box 276  
Vails Gate, New York 12584

RE: Parkhill Subdivision Section 3

Dear Mr. Cavalari:

With reference to your letter of May 14, 1974  
and Mr. Freer. The Planning Board does not, has not,  
and will not accept performance bonds.

Respectfully,

*Joseph Loscalzo*  
JOSEPH LOSCALZO  
Chairman

JL:sh

*Alfred F. Cavalari*  
ATTORNEY AT LAW  
P. O. BOX 276  
VAILS GATE, NEW YORK 12584  
TELEPHONE: AREA CODE 914 JO 1-5969

ANTHONY G. AUSTRIA, JR.

14 May 1974

Chairman Planning Board  
Town Of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Re: Parkhill Subdivision Section 3

Dear Sir:

Mr. Freer has failed to renew a \$19,000.00 performance bond. I assume that this was requested by the Planning Board as part of the subdivision application approval. Please advise.

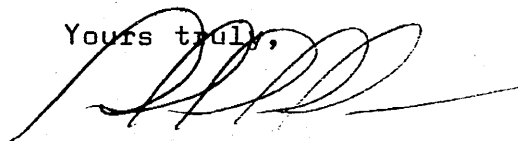
By copy of this letter I am requesting that the building inspector not issue any further building permits should they be requested for this section of the subdivision.

I would like to point out as a lesson that a letter of credit was accepted in place of the usual performance bond, the letter of credit is now expired so that we are left holding an empty bag.

I would respectfully suggest that letters of credit not be accepted in the future in place of regular insurance company performance bonds.

Yours prompt reply will be greatly appreciated.

Yours truly,



ALFRED F. CAVALARI  
Town Attorney

AFC/r1

cc: Supervisor  
Building Inspector  
Norman Green Comptroller

MAFRE REALTY CORP.  
Dogwood Hills  
Newburgh, New York 12550

June 15, 1974

Alfred F. Cavalari, Esq.  
Vails Gate, New York 12584

Dear Mr. Cavalari:

Thank you for your letter concerning our road in Section #3 Park Hill Subdivision, New Windsor, New York.

The reason for our not renewing our letter of credit for the above road is that the Marine Midland Bank would not renew it in its' full amount as they knew all the work had been completed with the exception of final paving. In the interum Mr. Vesley, as you know, became ill and was unavailable to give me a reduced figure.

At this date, the matter has been resolved in that final paving has been completed per Mr. Vesley's specifications by the Highland Paving Corp., Fort Montgomery, New York. The deed and dedication have been prepared and are in the Town Clerk's Office ready for submission to the Town Board.

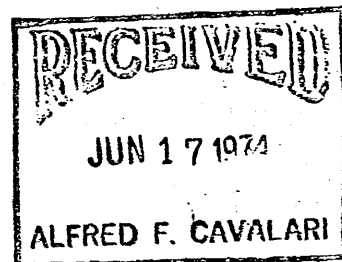
I trust this will bring the matter to a satisfactory close.

Very truly yours,

*Patrick E. Freer / sms*

Patrick E. Freer

PEF:sms



*Alfred F. Cavalari*  
ATTORNEY AT LAW  
P. O. BOX 276  
VAILS GATE, NEW YORK 12584  
TELEPHONE: AREA CODE 914 JO 1-5969

~~XXXXXXXXXXXXXXXXXX~~  
ELIA M. LAROCCA

17 June 1974

Mr. Joseph Loscalzo  
Chairman New Windsor Planning Board  
17 Split Tree Drive  
New Windsor, New York 12550

Re: Park Hill Subdivision Section #3.

Dear Mr. Loscalzo:

I am enclosing copy of June 15th letter from Mr. Freer who indicates that he has fully complied with all requirements so that the performance bond is no longer necessary. Please advise if he is correct. By copy of this letter to the Building Inspector and Highway Supervisor I am asking for their similar comment.

I would like to have an understanding of exactly what we are requesting from the developer.

Yours truly,

*Alfred F. Cavalari*  
ALFRED F. CAVALARI  
Town Attorney

AFC/r1  
enc:  
cc: Building Inspector  
Supervisor  
Highway Superintendent  
Sanitation Superintendent



CC #10 OK/KM  
11-10  
8

ORANGE COUNTY DEPARTMENT OF HEALTH  
Division of Environmental Health  
CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

To: Mafre Realty Corp.  
Fostertown Road  
Newburgh, New York 12550

October 1 1973

The Orange County Department of Health certifies that a realty subdivision map entitled Park Hill Section #3 (T, K, X) New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article 11 of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total Area 4.7± Acres No. of Lots 11, Size Approx. 0.4 acres

Soil Description N/A

Ground Water Depth N/A Date Determined -

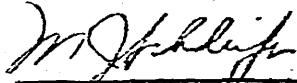
Water Supply Town of New Windsor Public Water Supply

Sewage Disposal Town of New Windsor Sewage Disposal Facilities

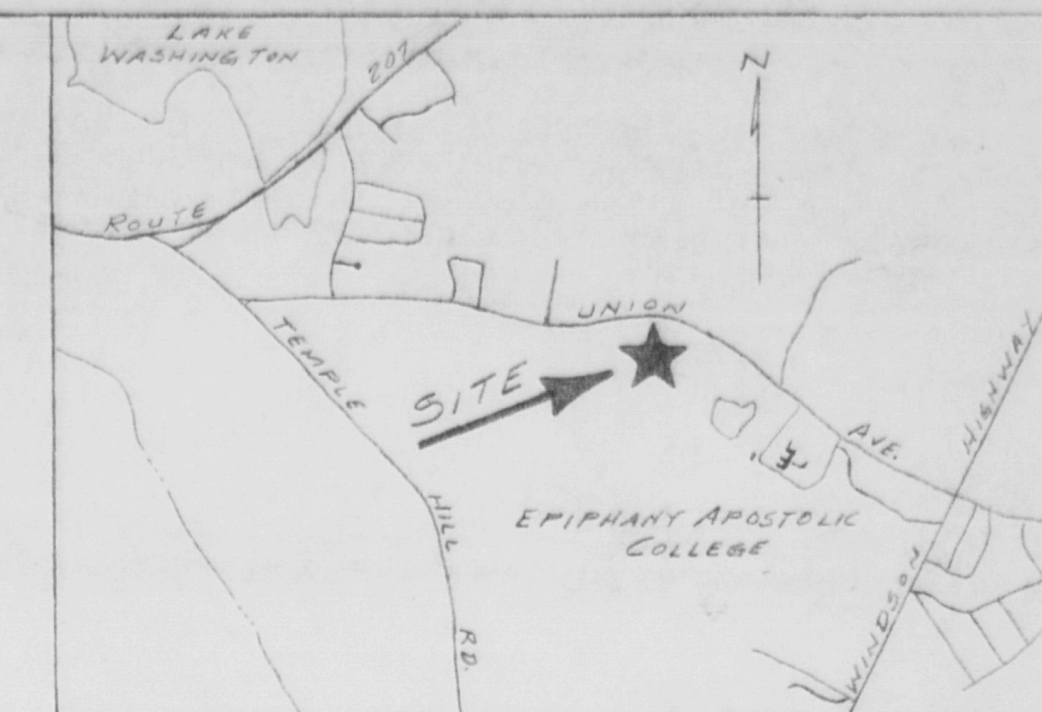
The owner intends to build houses on the subdivision

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

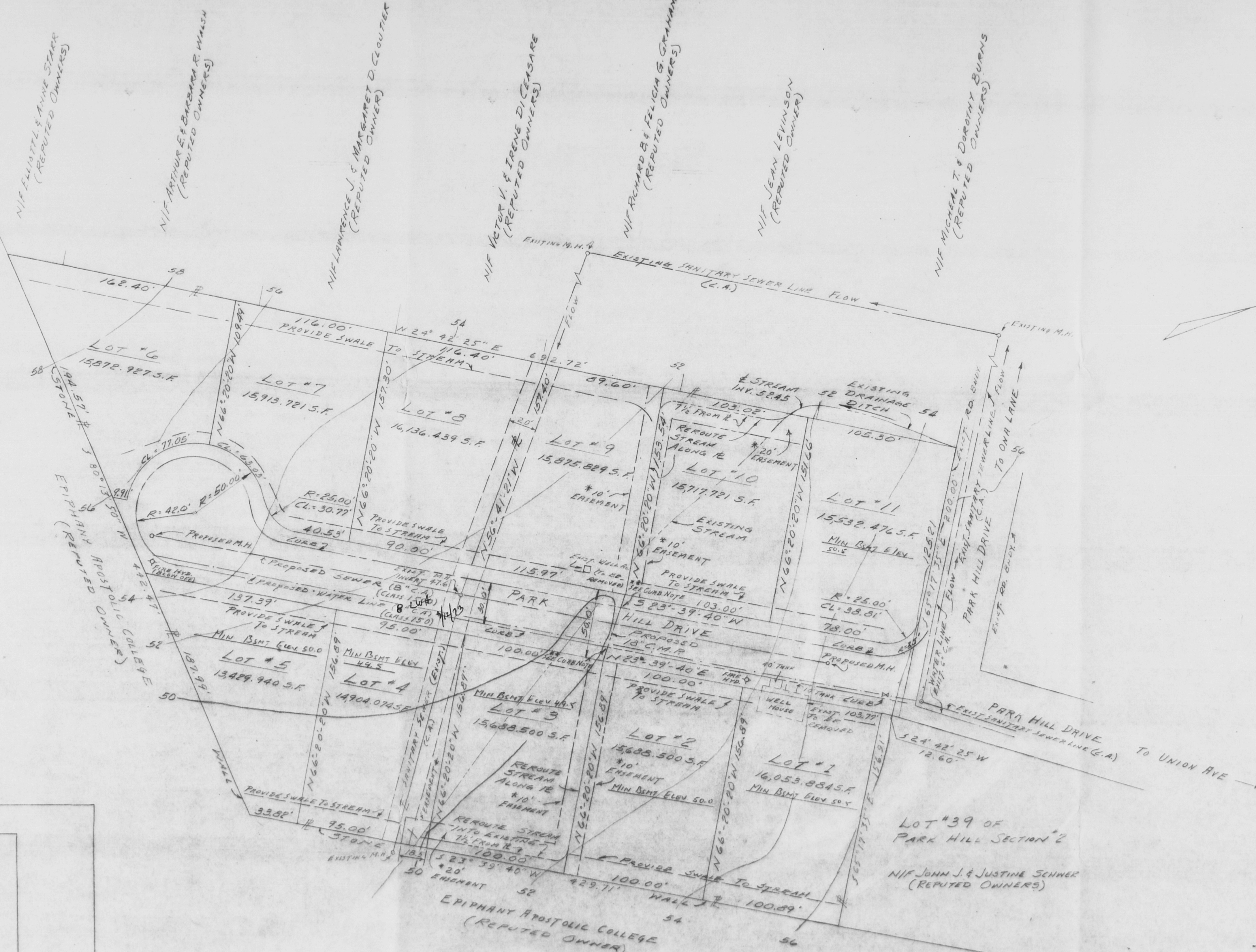
1. That the proposed facilities are installed in conformity with said plans.
2. That no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. That the purchaser of a lot sold without water supply and sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.

  
H.J. Schleifer, P.E.  
Assistant Commissioner





# PARK HILL SECTION #2



## GENERAL NOTES

- 1) ZONE RB, GROUP C
- 2) LOT AREA - 12000 S.F. MIN.
- 3) ALL LOTS TO HAVE A MIN. OF: WIDTH 90', DEPTH 100' FRONT YARD 30', ONE SIDE YARD 12', BOTH SIDE YARDS 30' & REAR YARD 35'
- 4) LIVABLE FLOOR AREA - 1000 S.F. MINIMUM PER RESIDENCE
- 5) ALL LOTS TO HAVE BOTH CENTRAL WATER & CENTRAL SEWER SYSTEMS
- 6) TOTAL ACRES - 4.67
- 7) \* EASEMENT TO BE DEDICATED TO THE TOWN OF NEW WINDSOR
- 8) X INDICATES 8" GALV. PIPE
- 9) FIRE HYDRANTS TO BE MUELLER #107, A-24113, 4" BURY, G' MECHANICAL JOINT SNOG

CURB NOTE:  
\*\* LEAVE 2" OPENING IN CURB TO DRAIN TO STREAM.

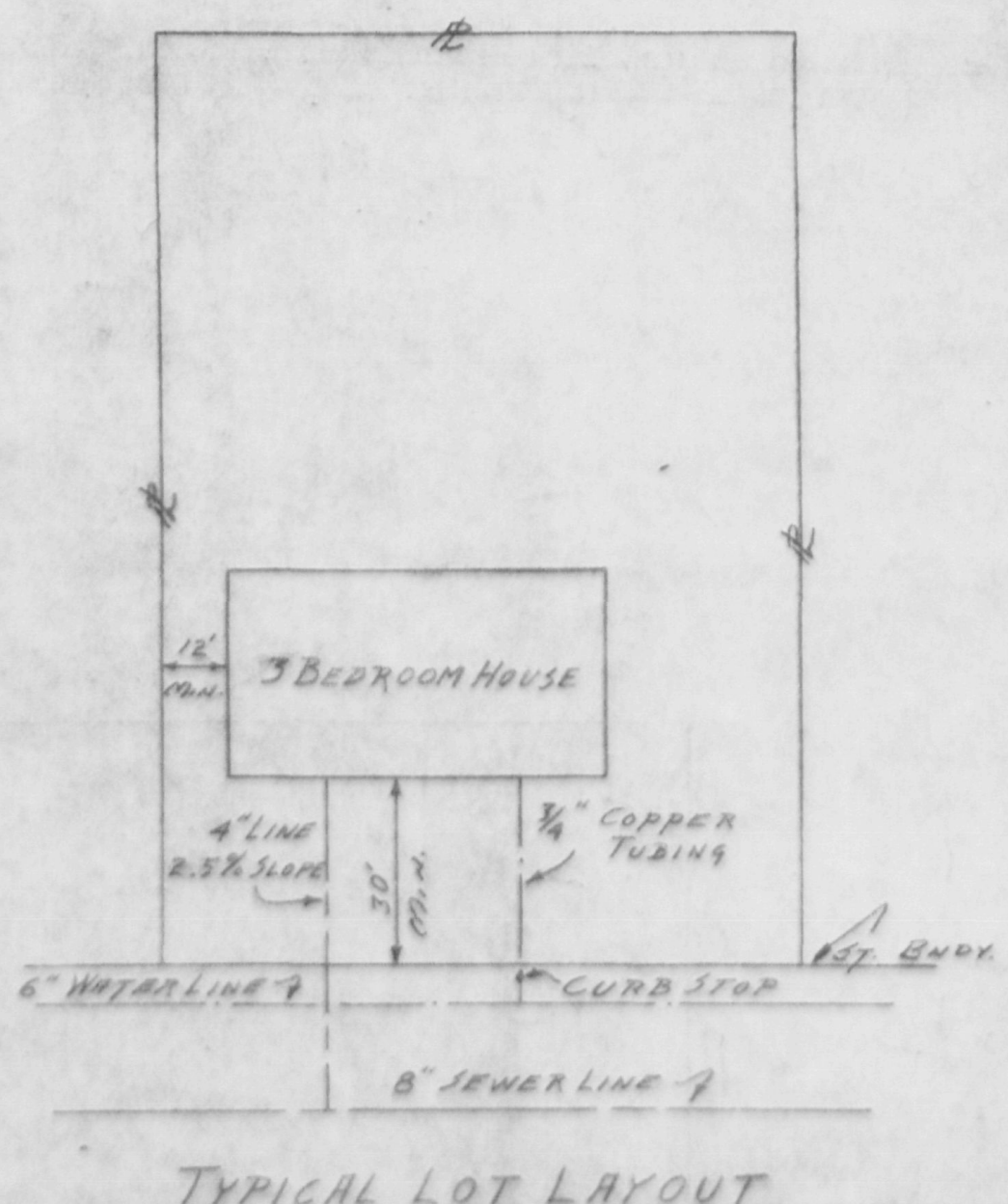
REVISED 8-16-72 1-10-73  
8-3-72 8-3-72 1/10/73

## PARK HILL SECTION #3 PROPOSED SUBDIVISION

LANDS OF  
MAFRE REALTY CO.  
PARK HILL DR. TOWN OF NEW WINDSOR  
ORANGE CO. NEW YORK

PREPARED BY:  
VINCENT J. DOCE PLS. 044604  
JOSE CAMALLONGA PE. 39891  
DANAN PARR, NEWBURGH, N.Y.  
BY: FRANK J. PANARO  
DRAWN BY: FRANK J. PANARO  
DATE: 11-1-72 SCALE: 1"=40'

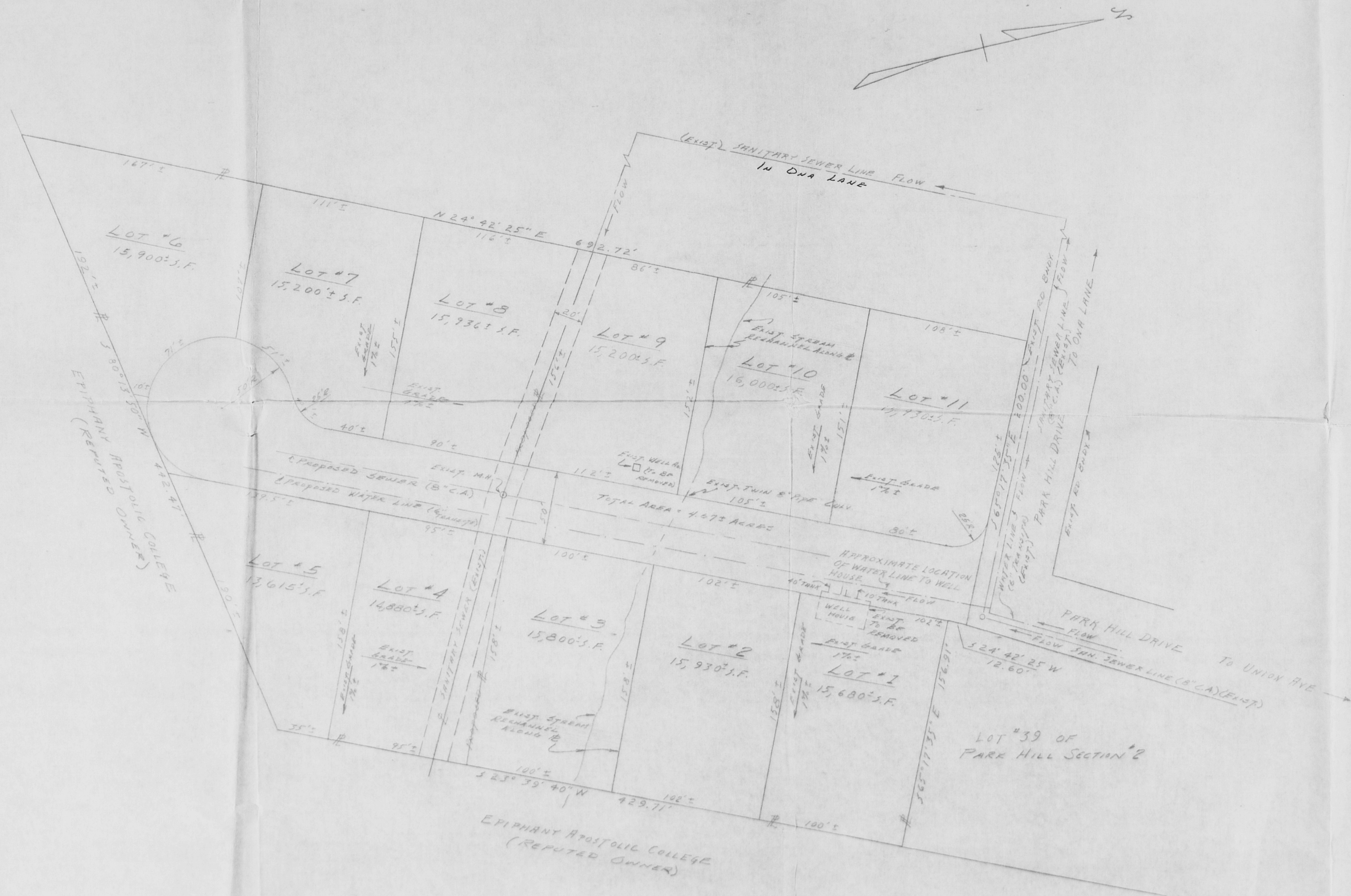
Final APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 10/12/1973  
Final approval given subject to change of water line to 8" pipe



TYPICAL LOT LAYOUT



PARK HILL SECTION #2



PROPOSED SUBDIVISION

LANDS OF

MATRE REALTY CO.

PARK HILL, N.Y. TOWN OF NEWBURGH, N.Y.

PREPARED BY:

VINCENT J. DOCK

P.L.L. 644524

DRAWN FROM, NEWBURGH, N.Y.

BY: FRANK J. FURRHO

DRAWN BY: W. J. BENNETT JR.

DATE: 1-12-72

SCALE 1" = 40'

